

Identification of the Area

Name or Designation: I-90 Corridor to NE Renton

Area 75

Boundaries:

West – Mercer Island and Lake Washington

North – SE 8th St to 132nd Ave NE to NE 8th St.

East – I-90 and Issaquah Hobart Rd., approximately

South – SE 135th St.

Maps:

A general map of the area is included in this report. More detailed Assessor's maps are located on the 7th floor of the King County Administration Building.

Area Description:

Area 75 is composed of the I-90 corridor from Mercer Island to Issaquah and south to include NE Renton. The I-90 corridor remains an important commercial market for businesses. Office and apartment vacancy rates have recently increased to 20% depending on the building size and location. Retail has only seen a very moderate increase in vacancy.

Mercer Island is a residential community located in the middle of Lake Washington with a population of approximately 21,000 residents. The island provides a quick, 10 minute, express-lane commute to downtown Seattle via Interstate 90, and the same to Bellevue in the opposite direction. This creates a short commute to employment on either side of Lake Washington. This community provides excellent education, and it is a major motive for many to choose Mercer Island. The district consistently produces the highest scores in the state. Over 90% of its high school graduates go on to college. Mercer Island is a primarily residential community with more than 475 acres of parklands and open space. Businesses, apartments, and condominiums are primarily concentrated on the north end of the island and generally speaking cater to Mercer Island residents as few non-residents come here to shop. Only one smaller shopping center consisting of a QFC grocery store, Starbuck's Coffee, medical offices, and other retail and services is located in the south end.

Bellevue is the largest city on the Eastside and the fifth largest in the State of Washington. Bellevue no longer appears to be a suburb but rather stands as its own urban hub independent of Seattle. It boasts a population of approximately 131,000 residents. Bellevue incorporates 31 square miles between Lake Washington and Lake Sammamish. Quiet wooded neighborhoods and parks abound between high-rise office complexes, stylish retail shops, and new luxurious condominiums and apartments. The city is committed to education and consistently ranks as one of the state's best school districts.

Downtown Bellevue is a compilation of high-rises, public parks, museums, and exceptional shopping. Area 75 includes South Bellevue, which still contains major retail, such as Factoria, and large office buildings,

particularly along the I-90 corridor. Factoria is a major shopping district for South Bellevue that offers restaurants, grocery stores, services, and retail (including Factoria Mall). More modest and smaller shopping centers and office buildings are scattered in the Lake Hills, and Crossroads areas of Bellevue. Commercial and residential structures have continued to crop up in South Bellevue though at a more moderate pace than the previous few years.

The neighborhoods of Newport Hills and Newcastle occupy the hills Southeast of Bellevue at the interchange of I-90 and 405. Therefore, both communities, offer easy freeway access. Newport Hills was largely developed in the 1960's and 1970's, whereas Newcastle experienced its rebirth in the 1990's. There are established neighborhoods between many new higher end housing developments and the exquisite public Golf Club at Newcastle that was built over an old coal mine. Both these vicinities have their own neighborhood shopping centers with Newcastle being superior in quality and quantity of stores.

Renton has been a key Puget Sound employment center for industries such as Boeing, with an uncertain future due to the departure of many jobs. The city has 16.52 square miles and a population of approximately 115,000 residents. It has more than 30 city parks, including the Gene Coulon Memorial Beach Park; a favorite among boaters, swimmers, and picnickers. Renton also boasts professional and community theater groups, a renovated historical museum, and a senior activity center. The Renton Highlands has a great deal of commercial properties consisting of retail, restaurants, industrial sites, and an abundance of multi-family units. Along Sunset Boulevard, many buildings appear aged and some are being renovated or replaced altogether. NE 4th St has seen a substantial increase of new neighborhood shopping centers that include many conveniences such as quality grocery stores, coffee houses, and video stores to service the considerable addition of new single-family homes in this area. New construction of single family dwellings has continued at a swift pace in 2002 though new construction of commercial structures has somewhat slowed.

Old Issaquah offers small town ambiance, swift access to I-90, a good school district, and an abundance of amenities. Issaquah residents enjoy great restaurants, live theater, wineries, a Saturday public market, a historic depot, and Boehm's chocolate factory. Visitors come to explore the Issaquah is surrounded by forests, boasts a zoological park, and a salmon hatchery that has recently experienced a remarkable renovation. Cougar, Tiger, and Squawk Mountains attract hikers and nature lovers. The most dynamic retail and office space is now located on Gilman Boulevard and North of I-90. Old downtown Issaquah consists more of freestanding retail buildings (frequently under 2,000 SF) and modest office buildings occupied by small business owners rather than large chain industries. Like Seattle and Bellevue, Issaquah has not managed to escape traffic woes.

Physical Inspection Area:

One neighborhood in Area 75 was physically inspected. The neighborhood was 75-70, the Newport Hills, Newcastle, Kenndale, and May Valley area. Most commercial structures in Newport Hills were built in the 1960's and 1970's, whereas Newcastle was largely built in the 1990's. Old Issaquah, Kenndale, and May Valley generally have much older structures. The single biggest change in this area consisted of continued, though not frantic, new construction of smaller office, retail, and apartment buildings.

Preliminary Ratio Analysis

A Preliminary Ratio Study was done in January of 2003. The study included sales of improved parcels and showed a COV of 17.77 %.

The study was also repeated after application of the 2003 recommended values. The results are included in the validation section of this report, showing a change in the COV from 17.77 % to 9.79 %. This adjustment is primarily due to changing market conditions.

Scope of Data

Land Value Data:

Vacant sales from 1/00 to 12/02 were given primary consideration for valuing land.

Improved Parcel Total Value Data:

Sales information is obtained from excise tax affidavits and reviewed initially by the Accounting Division, Sales Identification Section. Information is analyzed and investigated by the appraiser in the process of revaluation. Calling the purchaser or seller, inquiring in the field, or calling the real estate agent verified all sales if possible. Characteristic data is verified for all sales if possible. Due to time constraints, interior inspections were limited. Sales are listed in the "Sales Used" and "Sales Not Used" sections of this report. Additional information resides in the Assessor's procedure manual located in the Public Information area of the King County Administration Building.

Land Value

Land Sales, Analysis, Conclusions

In analyzing the land sales of Area 75, the market has shown appreciation of values in each neighborhood. Land increases were made to accommodate market appreciation.

Sales from 1/1999 to 12/2002 were used to determine indicated market ranges for each neighborhood based on zoning. In some neighborhoods, due to the lack of recent sales, older sales and sales from adjacent neighborhoods were considered.

The recommended land value for the 2003-assessment year (taxes payable in 2004) results in an overall average change from the 2002-assessment year of 14%. The total assessed land value for the 2002 assessment year for Area 75 was \$868,796,850 and the total recommended land assessed value for the 2003 assessment year is \$994,577,900. This is primarily due to value increases for neighborhoods 20 Factoria, 30 Bellevue/I-90 Corridor, 70 Newcastle, and 83 Bellevue/I-405 corridors.

Area 75-10: Mercer Island

One commercial land sale in Mercer Island involved two parcels where the buildings were torn down for new condominiums. The parcels 531510-0946 and -0947 sold in July 1999, though they were not developed into condominiums till 2002. Parcel # 082405-9045 is zoned B (Business) and sold for \$25.61 per square foot. It is part of a synagogue on E. Mercer Way and I 90. Parcel # 302405-9227 had been part of the Greenwood Village Shopping Center in the south end. It was subsequently segmented into 15 lots and each one sold for \$225,000 as a single-family parcel.

Vacant land prices for commercially zoned parcels in Mercer Island range from \$25 up to \$30 per SF. Multi-Family zoned land (condominiums and apartments) was valued between \$20 and \$30 per square foot. Prices depend on location and/or environmental factors.

| Parcel Number | Sale Date | Sale Price | Lot Size | Zoning | Neighborhood | Price/SqFt |
|---------------|-----------|-------------|----------|--------|---------------------|------------|
| 082405-9045 | Feb-99 | \$ 810,000 | 31,634 | B | NE Mercer Island | \$ 25.61 |
| 302405-9227 | May-00 | \$1,800,000 | 49,638 | SFR | South Mercer Island | \$ 36.26 |
| 531510-0947 | Jul-99 | \$1,260,000 | 28,770 | MF-2 | North Mercer Island | \$ 43.79 |

The average increase for land on Mercer Island is 10.60% over last year's value.

Areas 75-20 Factoria, 75-30 Bellevue/I-90 Corridor, 75-83 South Downtown Bellevue, 75-85 Lake Hills, & 75-86 Crossroads

Commercial new construction was more sluggish in 2002 than it had been in the previous few years. Residential new construction still appears healthy. The most recent commercial land sales though, indicate an increase in land value.

The Factoria area continues to be the major commercial force in south Bellevue with abundant offices, retail, and services. The population density in this area has continued to increase due to the addition, not only of single-family homes, but also of apartment and condominium buildings. Factoria continues to draw large numbers of shoppers from its surrounding neighborhoods.

| Parcel Number | Sales Date | Sales Price | Price/SqFt | Lot Size | Zone | Neighborhood |
|---------------|------------|--------------|------------|----------|-------|--------------|
| 220150-1406 | May-00 | \$ 475,000 | \$ 21.30 | 22,300 | CB | Eastgate |
| 042405-9010 | Jan-00 | \$ 2,000,000 | \$ 19.79 | 101,081 | L1/C | SW Bellevue |
| 092405-9168 | Aug-02 | \$1,300,000 | \$ 8.45 | 153,795 | L1/C | SW Bellevue |
| 102405-9034 | Mar-01 | \$ 1,600,000 | \$ 11.37 | 140,689 | L1 | Kamber Rd |
| 162405-9032 | Mar-00 | \$253,500 | \$ 3.31 | 76,594 | R-5 | Factoria |
| 883890-0191 | Mar-00 | \$ 210,000 | \$ 8.07 | 26,015 | R-5 | Bellevue |
| 032405-9050 | Sep-00 | \$ 700,000 | \$ 6.51 | 107,523 | R-5 | Lake Hills |
| 022405-9068 | Feb-00 | \$ 960,000 | \$ 24.22 | 39,640 | R-15 | Bellevue |
| 092405-9138 | Jun-02 | \$ 150,000 | \$ 5.10 | 29,388 | R-20C | SW Bellevue |
| 032405-9102 | Feb-00 | \$ 115,000 | \$ 9.64 | 11,927 | R20C | Bellevue |
| 162405-9198 | Oct-01 | \$ 450,000 | \$ 35.84 | 12,555 | R30 | Factoria |

The overall increase in this area is 16.07 %.

Areas 75-50 Old Downtown Issaquah & 75-70 South Issaquah/Maple Valley/ Newcastle/Kennydale

Issaquah continues to expand, though at a slower rate. The expansion is primarily with new multi-housing units, apartments, and condominiums.

The transportation concurrency ordinance has created a decrease in building permits being issued. It is also unclear, according to the City of Issaquah, the length of time this ordinance will remain in place because it will not be lifted till major transportation and road projects are complete within the City of Issaquah boundaries. The prices being paid for land seem unaffected by concurrency problems since we have not seen a decrease in prices, however, the number of sales have decreased. Issaquah has also restricted building due to traffic concurrency restrictions. Many undeveloped parcels have been impacted and will be issued permits based on the number of trips per day generated by the residents rather than being developed to the maximum capacity allowed by the zoning. Most parcels were not increased in value due to the transportation concurrency ordinance building. Water availability is also an issue.

Multi-family zoning, MF-M sold for as much as \$20.67 per SF in close proximity to Gilman Blvd on a parcel with a mobile home. Both, multi-family and commercial property values, diminish considerably the further south one moves away from Gilman Blvd. Multi-family zoning was valued between \$6 and \$16 per SF depending on location, lot size, and other pertinent factors such as sensitive areas and topography. Other commercially zoned parcels, such as R (retail) and CB (commercial business) were valued between \$12 and \$20 per SF depending on location.

| Area | Parcel Number | Sales Date | Sales Price | Price per SqFt | Lot Size | Zone | Neighborhood |
|-------------|----------------------|-------------------|--------------------|-----------------------|-----------------|-------------|---------------------|
| 75-50 | 884390-0080 | Apr-01 | \$ 248,000 | \$ 20.67 | 12,000 | MF-M | Issaquah |
| 75-50 | 272406-9048 | Mar-01 | \$ 740,900 | \$ 20.00 | 37,044 | R | E Issaquah |
| 75-70 | 413941-0230 | May-00 | \$ 700,000 | \$ 9.76 | 71,717 | GC | Lakemont |
| 75-70 | 165650-0025 | Jul-02 | \$ 210,000 | \$ 4.93 | 42,592 | NB | May Valley |
| 75-70* | 292405-9015 | May-00 | \$ 6,500,000 | \$ 7.43 | 875,000 | POR | Kennydale |
| 75-70 | 242405-9043 | Apr-01 | \$ 1,500,000 | \$ 4.52 | 331,927 | R1 | Newcastle |
| 75-70 | 202406-9058 | Apr-02 | \$ 1,400,000 | \$ 7.53 | 185,870 | PO | I-90/Issaquah |
| 75-70 | 334330-0646 | Jul-00 | \$ 564,000 | \$ 5.37 | 104,980 | R6 | Newport Hills |
| 75-70 | 282405-9009 | Dec-00 | \$ 300,000 | \$ 5.12 | 58,648 | RS-6 | Newcastle |

Parcels with wetlands differ in price because their building potential varies greatly from site to site.

The Renton/Kennydale waterfront still has contamination issues on Port Quendall properties, though some of the waterfront is still due to be developed in the future with offices, condominiums, and retail. Clean up costs could be upwards to \$40 million dollars.

Multi-Family zoned land in Kennydale was valued \$3 to \$5 per SF depending on location, and other important factors such as sensitive areas and topography problems. Many of these lots are quite steep and require extensive development costs and site preparation.

The overall land assessment in Issaquah/Newcastle/May Valley increased by an average of 31.50% in these neighborhoods with most of the increases in Newcastle.

Area 75-60: Renton Highlands

Renton continues to expand at a slower pace than previous years. Most new construction is being concentrated in the Renton Highlands around NE 4th. One new commercial center with single family dwellings on the rear of the property is in the process of being developed in this area. This neighborhood now enjoys many amenities similar to south Bellevue such as quality supermarkets, coffee houses, restaurants, a modern post office, and other convenient services. The Renton Highlands have benefited due to its close proximity to Bellevue, Issaquah, and the rest of the Eastside. Boeing layoffs, however, create an uncertain future since they have continued through early 2003. Many of the recently improved parcels that have been developed are multi-family projects.

Multi-Family parcels in the Renton Highlands were valued \$5 and \$7 per SF, depending on location, lot size, topography, etc.

Commercially zoned (CN, CS, CC, CA) parcels were valued between \$8.00 and \$12.00 per sq. ft., depending on location (i.e., whether it was on a more desirable corner or on/off the arterial). .

Parcel #172305-9171, a former gravel pit, was cleared and sold most recently for \$4.83 per square foot. Construction has begun for single family dwellings on this site.

The **Kennydale** area of Renton had sales that were almost all zoned multi-family. The prices range from \$1.61 per SF up to \$10.87. The lowest prices were seen for rather steep parcels of land that involved high development costs. They are zoned MF (multi-family) and RM1.

Here, the average increase in assessed land values, from 2002 to the 2003 roll year, was 3.21%.

| Parcel Number | Sales Date | Sales Price | Price/SqFt | Lot Size | Zone | Neighborhood |
|----------------------|-------------------|--------------------|-------------------|-----------------|-------------|---------------------|
| 092305-9197 | Jun-02 | \$ 325,000 | \$ 8.67 | 37,500 | CB | Highlands |
| 042305-9155 | Feb-00 | \$ 250,000 | \$ 14.66 | 17,059 | CB | Highlands |
| 092305-9241 | Apr-01 | \$ 200,000 | \$ 9.96 | 20,072 | CS | Highlands |
| 102305-9012 | Jun-01 | \$ 475,000 | \$ 8.00 | 99,148 | CS | Highlands |
| 092305-9103 | Nov-01 | \$ 2,100,000 | \$ 8.25 | 254,667 | CS | Highlands |
| 162305-9062 | Aug-01 | \$ 1,250,000 | \$ 3.82 | 327,136 | MR | Highlands |
| 042305-9062 | Apr-00 | \$ 203,000 | \$ 9.22 | 22,029 | R-8 | Highlands |
| 162305-9061 | Oct-01 | \$ 4,320,000 | \$ 4.83 | 894,694 | R-10 | Highlands |
| 172305-9171 | Apr-00 | \$ 5,813,000 | \$ 0.79 | 7,349,935 | RMH | Highlands |
| 052305-9036 | Mar-00 | \$ 497,858 | \$ 1.67 | 297,758 | MF | Kennydale |
| 052305-9039 | Mar-00 | \$ 344,295 | \$ 1.61 | 213,865 | MF | Kennydale |

| | | | | | | |
|-------------|--------|------------|---------|--------|------|-----------|
| 334450-0445 | Feb-01 | \$ 160,000 | \$ 4.54 | 35,255 | RM-1 | Kennydale |
|-------------|--------|------------|---------|--------|------|-----------|

Improved Parcel Total Values:

Sales comparison approach model description

The model for sales comparison was based on four data sources from the Assessor's records; occupancy codes, age, condition, and size. There were 52 improved sales in Area 75 considered fair market transactions reflective of market conditions. These sales were organized into market segments based on predominate use. Based on a sales analysis, each segment reflected a market price per square foot of net rentable area. These sales price ranges served to establish a general upper and lower market boundary for the various property types within each subject area.

The market segments in Area 75 are generally the following property types with the sales price per square foot of net rentable area:

| | | |
|----------------------|---------------------------------|--|
| Office | \$66.28 to \$366.15 Per Sq. Ft. | Median Sales Price - \$204.85 Per Sq.Ft. |
| Retail | \$46.49 to \$214.88 Per Sq. Ft. | Median Sales Price - \$125.00 Per Sq.Ft. |
| Warehouse/Industrial | \$83.33 to \$86.96 Per Sq. Ft | Median Sales Price - \$86.21 Per Sq. Ft. |

Sales comparison calibration

The search for comparable sales was within each geographic neighborhood and expanding to include the surrounding neighborhoods within the geographic area. Location, quality and effective age were factors considered for adjustment.

Cost approach model description

The Marshall & Swift Commercial Estimator was used to automatically calculate cost estimates for all properties. Cost estimates were relied upon in almost every instance of exempt properties including schools, churches, fire stations and public utility buildings, and served also as value indicators for new construction projects. Cost estimates were also relied upon for special use properties where no income data or market data exists.

Cost calibration

The Marshall & Swift Valuation modeling system built into the Real Property Application is calibrated to the western region and the Seattle area. Depreciation is also based on studies done by Marshall & Swift Valuation Service.

Income capitalization approach model description

Economic income information was collected predominately from the market place. Other sources of income information include but are not limited to, sales reporting services such as: 'Comps', data collected in the field (both asking and actual rates), fee appraisals, journals and publications. Economic income tables were developed to perform an income approach for properties in Area 75. Tables were created for retail, office, medical/dental office, service garage, warehouses, light industrial, and supermarkets. A 'no income' table was created to include those properties where the income approach is not applicable such as, exempt properties including schools, churches, fire stations and public utility buildings. In addition, no income approach was developed for those special use properties where no income information exists.

Income approach calibration

The tables were calibrated after setting economic rents, vacancy, expenses and capitalization rates by using adjustments based on size, effective age, and construction quality as recorded in the Assessor's records.

The tables used are included in the addenda of this report. The following is a brief summary of the rents and rates used in this revalue for the major property types.

| Property Type | Typical Rent | Rent Range | Expense Range | Cap Rate Range |
|----------------------|---------------------|-------------------|----------------------|-----------------------|
| Office | \$12 to \$25 | \$10 to \$29 | \$5.50 to \$6.50 | 8.25% to 10.25% |
| Smaller Retail | \$12.50 to \$24 | \$12.50 to \$28 | 10% to 15% | 8.75% to 10.75% |
| Larger Retail | \$8.50 to \$17.50 | \$8.50 to \$18.50 | 10% to 15% | 8.75% to 10.75% |
| Warehouse/Industrial | \$4 to \$5.50 | \$4 to \$6.50 | 10% to 15% | 9.00% to 11% |
| Service Garage | \$6.5 to \$12 | \$6 to \$13.50 | 10% to 15% | 9.00% to 11% |

Vacancy and credit loss for office buildings was calculated as follows:

NRA less than 5,000 SF at 5%

NRA between 5,001 SF and 19,999 SF at 9%

NRA between 20,000 SF and 49,999 at 11%

NRA between 50,000 SF and 79,999 SF at 13%

NRA over 80,000 SF at 15%

Vacancy for retail was calculated as follows:

NRA less than 5,000 SF at 5%

NRA greater than 5,000 SF at 10%

Vacancy and collection loss for all other property types were computed at 5%.

Reconciliation and or validation study of calibrated value models including ratio study of hold out samples.

The area appraisers for correctness of the table application individually reviewed all parcels before final value selected. Each appraiser can adjust any or all of the factors used to establish value by the model. The market rents as established by the income model were used as a guide in establishing the market rental rates used. The market rental rate applied varies somewhat but falls within an acceptable range of variation from the established guideline. The Senior Appraisers reviewed final value selects before posting.

Model Validation

Total Value Conclusions, Recommendations and Validation:

Appraiser judgment prevails in all decisions regarding individual parcel valuation. Each parcel is field reviewed and a value selected based on general and specific data pertaining to the parcel, the neighborhood, and the market. The Appraiser determines which available value estimate may be appropriate and may adjust by particular characteristics and conditions as they occur in the valuation area.

The new assessment level is 94.9%. This figure reflects changing market conditions and higher vacancy rates which are now prevalent in commercial properties. The standard statistical measures of valuation performance are within IAAO guidelines and are presented both in the Executive Summary and in the 2002 and 2003 Ratio Analysis charts included in this report.

The total assessed value for the 2002 assessment year for area 75 was \$1,925,009,450. The total recommended assessed value for the 2003 assessment year is \$2,040,063,000.

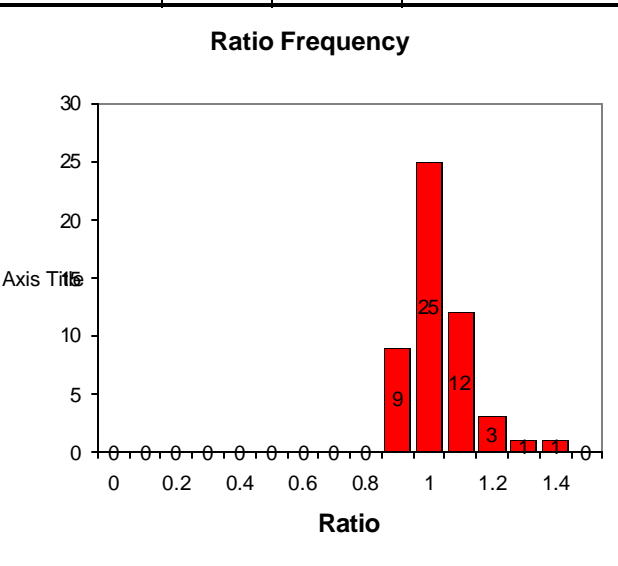
Application of these recommended values for the 2003 assessment year (taxes payable in 2004) results in an average total change from the 2003 assessments of +5.58 %. This increase is due partly to new construction, development of land, and increased land prices.

Note: More details and information regarding aspects of the valuations and the report are retained in the working files and folios kept on the 8th floor of the King County Administration Office.

Present Improvement Ratio Calculation for Area 75

| Quadrant/Crew: | Lien Date: | Date: | Sales Dates: | | | | | | | | | | | | | | | | | | | | | | |
|-------------------------------------|-------------|--|--------------------|-------|-----------|---------|---|---------|---|---------|---|---------|---|---------|---|---------|----|---------|---|---------|---|---------|---|---------|---|
| East Crew | 1/1/2002 | 4/16/2003 | 1/1/00 - 03/31/03 | | | | | | | | | | | | | | | | | | | | | | |
| Area | Appr ID: | Prop Type: | Trend used?: Y / N | | | | | | | | | | | | | | | | | | | | | | |
| 75 | RUPE | Improvement | N | | | | | | | | | | | | | | | | | | | | | | |
| SAMPLE STATISTICS | | | | | | | | | | | | | | | | | | | | | | | | | |
| Sample size (n) | 52 | <div>Ratio Frequency</div> <table><thead><tr><th>Ratio</th><th>Frequency</th></tr></thead><tbody><tr><td>0.5-0.6</td><td>1</td></tr><tr><td>0.6-0.7</td><td>3</td></tr><tr><td>0.7-0.8</td><td>3</td></tr><tr><td>0.8-0.9</td><td>5</td></tr><tr><td>0.9-1.0</td><td>7</td></tr><tr><td>1.0-1.1</td><td>23</td></tr><tr><td>1.1-1.2</td><td>8</td></tr><tr><td>1.2-1.3</td><td>2</td></tr><tr><td>1.3-1.4</td><td>0</td></tr><tr><td>1.4-1.5</td><td>0</td></tr></tbody></table> | | Ratio | Frequency | 0.5-0.6 | 1 | 0.6-0.7 | 3 | 0.7-0.8 | 3 | 0.8-0.9 | 5 | 0.9-1.0 | 7 | 1.0-1.1 | 23 | 1.1-1.2 | 8 | 1.2-1.3 | 2 | 1.3-1.4 | 0 | 1.4-1.5 | 0 |
| Ratio | Frequency | | | | | | | | | | | | | | | | | | | | | | | | |
| 0.5-0.6 | 1 | | | | | | | | | | | | | | | | | | | | | | | | |
| 0.6-0.7 | 3 | | | | | | | | | | | | | | | | | | | | | | | | |
| 0.7-0.8 | 3 | | | | | | | | | | | | | | | | | | | | | | | | |
| 0.8-0.9 | 5 | | | | | | | | | | | | | | | | | | | | | | | | |
| 0.9-1.0 | 7 | | | | | | | | | | | | | | | | | | | | | | | | |
| 1.0-1.1 | 23 | | | | | | | | | | | | | | | | | | | | | | | | |
| 1.1-1.2 | 8 | | | | | | | | | | | | | | | | | | | | | | | | |
| 1.2-1.3 | 2 | | | | | | | | | | | | | | | | | | | | | | | | |
| 1.3-1.4 | 0 | | | | | | | | | | | | | | | | | | | | | | | | |
| 1.4-1.5 | 0 | | | | | | | | | | | | | | | | | | | | | | | | |
| Mean Assessed Value | 2,172,000 | | | | | | | | | | | | | | | | | | | | | | | | |
| Mean Sales Price | 2,384,700 | | | | | | | | | | | | | | | | | | | | | | | | |
| Standard Deviation AV | 5,021,220 | | | | | | | | | | | | | | | | | | | | | | | | |
| Standard Deviation SP | 5,560,267 | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | | | |
| ASSESSMENT LEVEL | | | | | | | | | | | | | | | | | | | | | | | | | |
| Arithmetic mean ratio | 0.894 | <div>Axis Title</div> | | | | | | | | | | | | | | | | | | | | | | | |
| Median Ratio | 0.942 | | | | | | | | | | | | | | | | | | | | | | | | |
| Weighted Mean Ratio | 0.911 | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | | | |
| UNIFORMITY | | | | | | | | | | | | | | | | | | | | | | | | | |
| Lowest ratio | 0.4249 | | | | | | | | | | | | | | | | | | | | | | | | |
| Highest ratio: | 1.1393 | <div>Ratio</div> | | | | | | | | | | | | | | | | | | | | | | | |
| Coefficient of Dispersion | 12.19% | | | | | | | | | | | | | | | | | | | | | | | | |
| Standard Deviation | 0.1589 | | | | | | | | | | | | | | | | | | | | | | | | |
| Coefficient of Variation | 17.77% | | | | | | | | | | | | | | | | | | | | | | | | |
| Price-related Differential | 0.98 | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | | | |
| RELIABILITY | | | | | | | | | | | | | | | | | | | | | | | | | |
| 95% Confidence: Median | | <div>These figures reflect present assessment levels for 2002 tax roll year/2003 payable.</div> | | | | | | | | | | | | | | | | | | | | | | | |
| Lower limit | 0.900 | | | | | | | | | | | | | | | | | | | | | | | | |
| Upper limit | 0.974 | | | | | | | | | | | | | | | | | | | | | | | | |
| 95% Confidence: Mean | | | | | | | | | | | | | | | | | | | | | | | | | |
| Lower limit | 0.851 | | | | | | | | | | | | | | | | | | | | | | | | |
| Upper limit | 0.938 | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | | | |
| SAMPLE SIZE EVALUATION | | | | | | | | | | | | | | | | | | | | | | | | | |
| N (population size) | 793 | | | | | | | | | | | | | | | | | | | | | | | | |
| B (acceptable error - in decimal) | 0.05 | | | | | | | | | | | | | | | | | | | | | | | | |
| S (estimated from this sample) | 0.1589 | | | | | | | | | | | | | | | | | | | | | | | | |
| Recommended minimum: | 39 | | | | | | | | | | | | | | | | | | | | | | | | |
| Actual sample size: | 52 | | | | | | | | | | | | | | | | | | | | | | | | |
| Conclusion: | OK | | | | | | | | | | | | | | | | | | | | | | | | |
| NORMALITY | | | | | | | | | | | | | | | | | | | | | | | | | |
| Binomial Test | | | | | | | | | | | | | | | | | | | | | | | | | |
| # ratios below mean: | 17 | | | | | | | | | | | | | | | | | | | | | | | | |
| # ratios above mean: | 35 | | | | | | | | | | | | | | | | | | | | | | | | |
| z: | 2.357475834 | | | | | | | | | | | | | | | | | | | | | | | | |
| Conclusion: | Non-normal | | | | | | | | | | | | | | | | | | | | | | | | |
| *i.e., no evidence of non-normality | | | | | | | | | | | | | | | | | | | | | | | | | |

Merge Improvement Ratio Calculation for Area 75

| Quadrant/Crew: | Lien Date: | Date: | | Sales Dates: | | | | | | | | | | | | | | | | |
|-------------------------------------|-------------|---|---|--------------------|-------|-----------|---------|---|---------|----|---------|----|---------|---|---------|---|---------|---|---------|---|
| East Crew | 1/1/2003 | 3/31/2003 | | 1/1/00 - 02/28/03 | | | | | | | | | | | | | | | | |
| Area | Appr ID: | Prop Type: | | Trend used?: Y / N | | | | | | | | | | | | | | | | |
| 75 | RUPE | Improvement | N | | | | | | | | | | | | | | | | | |
| SAMPLE STATISTICS | | | | | | | | | | | | | | | | | | | | |
| Sample size (n) | 51 | <div>Ratio Frequency</div>  <p>A histogram showing the frequency of ratios. The x-axis is labeled 'Ratio' and ranges from 0 to 1.4. The y-axis is labeled 'Axis Title' and ranges from 0 to 30. The bars are red. The frequencies for each ratio bin are: 0.8-0.9: 9, 0.9-1.0: 25, 1.0-1.1: 12, 1.1-1.2: 3, 1.2-1.3: 1, 1.3-1.4: 1, 1.4-1.5: 0.</p> <table border="1"><thead><tr><th>Ratio</th><th>Frequency</th></tr></thead><tbody><tr><td>0.8-0.9</td><td>9</td></tr><tr><td>0.9-1.0</td><td>25</td></tr><tr><td>1.0-1.1</td><td>12</td></tr><tr><td>1.1-1.2</td><td>3</td></tr><tr><td>1.2-1.3</td><td>1</td></tr><tr><td>1.3-1.4</td><td>1</td></tr><tr><td>1.4-1.5</td><td>0</td></tr></tbody></table> | | | Ratio | Frequency | 0.8-0.9 | 9 | 0.9-1.0 | 25 | 1.0-1.1 | 12 | 1.1-1.2 | 3 | 1.2-1.3 | 1 | 1.3-1.4 | 1 | 1.4-1.5 | 0 |
| Ratio | Frequency | | | | | | | | | | | | | | | | | | | |
| 0.8-0.9 | 9 | | | | | | | | | | | | | | | | | | | |
| 0.9-1.0 | 25 | | | | | | | | | | | | | | | | | | | |
| 1.0-1.1 | 12 | | | | | | | | | | | | | | | | | | | |
| 1.1-1.2 | 3 | | | | | | | | | | | | | | | | | | | |
| 1.2-1.3 | 1 | | | | | | | | | | | | | | | | | | | |
| 1.3-1.4 | 1 | | | | | | | | | | | | | | | | | | | |
| 1.4-1.5 | 0 | | | | | | | | | | | | | | | | | | | |
| Mean Assessed Value | 2,310.900 | | | | | | | | | | | | | | | | | | | |
| Mean Sales Price | 2,416.000 | | | | | | | | | | | | | | | | | | | |
| Standard Deviation AV | 5,327.851 | | | | | | | | | | | | | | | | | | | |
| Standard Deviation SP | 5,610.996 | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | |
| ASSESSMENT LEVEL | | | | | | | | | | | | | | | | | | | | |
| Arithmetic mean ratio | 0.989 | | | | | | | | | | | | | | | | | | | |
| Median Ratio | 0.984 | | | | | | | | | | | | | | | | | | | |
| Weighted Mean Ratio | 0.956 | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | |
| UNIFORMITY | | | | | | | | | | | | | | | | | | | | |
| Lowest ratio | 0.8174 | | | | | | | | | | | | | | | | | | | |
| Highest ratio: | 1.3125 | | | | | | | | | | | | | | | | | | | |
| Coefficient of Dispersion | 6.69% | | | | | | | | | | | | | | | | | | | |
| Standard Deviation | 0.0952 | | | | | | | | | | | | | | | | | | | |
| Coefficient of Variation | 9.62% | | | | | | | | | | | | | | | | | | | |
| Price-related Differential | 1.03 | | | | | | | | | | | | | | | | | | | |
| RELIABILITY | | | | | | | | | | | | | | | | | | | | |
| 95% Confidence: Median | | | | | | | | | | | | | | | | | | | | |
| Lower limit | 0.970 | | | | | | | | | | | | | | | | | | | |
| Upper limit | 0.999 | These figures reflect 2003 tax roll year/2004 payable values for all of area 75. | | | | | | | | | | | | | | | | | | |
| 95% Confidence: Mean | | | | | | | | | | | | | | | | | | | | |
| Lower limit | 0.963 | | | | | | | | | | | | | | | | | | | |
| Upper limit | 1.015 | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | |
| SAMPLE SIZE EVALUATION | | | | | | | | | | | | | | | | | | | | |
| N (population size) | 792 | | | | | | | | | | | | | | | | | | | |
| B (acceptable error - in decimal) | 0.05 | | | | | | | | | | | | | | | | | | | |
| S (estimated from this sample) | 0.0952 | | | | | | | | | | | | | | | | | | | |
| Recommended minimum: | 14 | | | | | | | | | | | | | | | | | | | |
| Actual sample size: | 51 | | | | | | | | | | | | | | | | | | | |
| Conclusion: | OK | | | | | | | | | | | | | | | | | | | |
| NORMALITY | | | | | | | | | | | | | | | | | | | | |
| Binomial Test | | | | | | | | | | | | | | | | | | | | |
| # ratios below mean: | 28 | | | | | | | | | | | | | | | | | | | |
| # ratios above mean: | 23 | | | | | | | | | | | | | | | | | | | |
| z: | 0.560112034 | | | | | | | | | | | | | | | | | | | |
| Conclusion: | Normal* | | | | | | | | | | | | | | | | | | | |
| *i.e., no evidence of non-normality | | | | | | | | | | | | | | | | | | | | |

Improvement Sales for Area 75 with Sales Used

| Area | Nbhd | Major | Minor | Total NRA | E # | Sale Price | Sale Date | SP / NRA | Property Name | Zone | Par. Ct. | Ver. Code |
|------|------|--------|-------|-----------|---------|--------------|-----------|----------|---------------------------|---------|----------|-----------|
| 075 | 010 | 265550 | 0110 | 25,629 | 1752578 | \$5,250,000 | 05/08/00 | \$204.85 | GLOBE BLDG | CO | 1 | 2 |
| 075 | 010 | 531510 | 1440 | 12,237 | 1826770 | \$2,550,000 | 06/29/01 | \$208.38 | KEY BANK | B | 1 | 2 |
| 075 | 010 | 545230 | 0455 | 9,832 | 1819816 | \$3,600,000 | 05/14/01 | \$366.15 | ISLAND CREST CENTER | B | 1 | 2 |
| 075 | 020 | 162405 | 9028 | 40,624 | 1740612 | \$6,369,000 | 02/25/00 | \$156.78 | FACTORIA PLACE | RM900P | 1 | 2 |
| 075 | 020 | 162405 | 9313 | 7,812 | 1770742 | \$1,300,000 | 08/11/00 | \$166.41 | KINDER CARE LEARNING CTR | RM1800P | 1 | 2 |
| 075 | 020 | 607340 | 0130 | 0 | 1873950 | \$80,000 | 03/18/02 | \$0.00 | | | 1 | 2 |
| 075 | 020 | 607340 | 0220 | 0 | 1837748 | \$48,000 | 08/24/01 | \$0.00 | | | 1 | 2 |
| 075 | 020 | 607340 | 0250 | 0 | 1801342 | \$31,000 | 02/13/01 | \$0.00 | | OU | 1 | 2 |
| 075 | 020 | 607340 | 0330 | 0 | 1795666 | \$33,000 | 01/01/01 | \$0.00 | | | 1 | 2 |
| 075 | 020 | 607340 | 0850 | 0 | 1921533 | \$80,000 | 11/12/02 | \$0.00 | | | 1 | 2 |
| 075 | 020 | 607340 | 1050 | 0 | 1838602 | \$45,000 | 08/24/01 | \$0.00 | | | 1 | 2 |
| 075 | 020 | 607340 | 1110 | 0 | 1796219 | \$65,000 | 01/10/01 | \$0.00 | | OU | 1 | 2 |
| 075 | 020 | 607340 | 2090 | 0 | 1820932 | \$55,000 | 05/25/01 | \$0.00 | | OU | 1 | 2 |
| 075 | 020 | 607340 | 3080 | 0 | 1876882 | \$33,000 | 03/29/02 | \$0.00 | | R2.5 | 1 | 2 |
| 075 | 020 | 607340 | 3140 | 0 | 1810882 | \$28,000 | 04/06/01 | \$0.00 | | OU | 1 | 2 |
| 075 | 020 | 607340 | 3300 | 0 | 1897072 | \$35,000 | 07/10/02 | \$0.00 | | OU | 1 | 2 |
| 075 | 020 | 607340 | 3390 | 0 | 1795660 | \$25,000 | 12/27/00 | \$0.00 | | OU | 1 | 2 |
| 075 | 020 | 607340 | 3530 | 0 | 1893092 | \$22,000 | 06/20/02 | \$0.00 | | | 1 | 2 |
| 075 | 020 | 607340 | 3630 | 0 | 1860126 | \$25,000 | 12/27/01 | \$0.00 | | | 1 | 2 |
| 075 | 020 | 607340 | 3640 | 0 | 1819232 | \$28,000 | 05/25/01 | \$0.00 | | OU | 1 | 2 |
| 075 | 020 | 607341 | 0270 | 0 | 1863621 | \$68,000 | 01/14/02 | \$0.00 | | R2.5 | 1 | 2 |
| 075 | 020 | 607341 | 0300 | 0 | 1877264 | \$68,000 | 04/01/02 | \$0.00 | | | 1 | 2 |
| 075 | 020 | 607341 | 0400 | 0 | 1868424 | \$68,000 | 02/14/02 | \$0.00 | | OU | 1 | 2 |
| 075 | 030 | 102405 | 9131 | 82,000 | 1809025 | \$15,000,000 | 03/30/01 | \$182.93 | EASTPOINTE PLAZA | OLB | 1 | 2 |
| 075 | 030 | 112405 | 9015 | 86,128 | 1752987 | \$17,500,000 | 05/15/00 | \$203.19 | US WEST BUSINESS CTR | O/C | 1 | 2 |
| 075 | 030 | 128359 | 0010 | 85,482 | 1774775 | \$20,525,000 | 08/30/00 | \$240.11 | C C & F CENTER BLDG | OLB/C | 2 | 2 |
| 075 | 030 | 128362 | 0070 | 128,304 | 1755516 | \$27,700,000 | 05/26/00 | \$215.89 | CABOT PLAZA I | OLB/C | 2 | 2 |
| 075 | 030 | 545330 | 0292 | 18,400 | 1914149 | \$1,600,000 | 10/03/02 | \$86.96 | WSI WEAPONS SAFETY INC | L1 | 1 | 2 |
| 075 | 050 | 235430 | 0710 | 600 | 1753335 | \$174,354 | 05/11/00 | \$290.59 | | MF-H | 1 | 2 |
| 075 | 050 | 272406 | 9018 | 4,584 | 1936280 | \$985,000 | 01/23/03 | \$214.88 | IOOF BLDG | CBD | 1 | 2 |
| 075 | 050 | 282406 | 9043 | 924 | 1810585 | \$155,000 | 04/02/01 | \$167.75 | SINGLE FAMILY RESIDENCE | MF-M | 1 | 2 |
| 075 | 050 | 282406 | 9056 | 3,180 | 1775536 | \$280,000 | 09/07/00 | \$88.05 | FISCHER BROS CHOICE MEATS | CBD | 1 | 2 |
| 075 | 050 | 282406 | 9067 | 1,976 | 1750353 | \$295,000 | 04/22/00 | \$149.29 | STUDIO 185 | CBD | 1 | 2 |
| 075 | 050 | 282406 | 9222 | 1,128 | 1809445 | \$300,000 | 03/25/01 | \$265.96 | | MF-M | 1 | 2 |
| 075 | 050 | 527910 | 1280 | 2,610 | 1784139 | \$225,000 | 10/25/00 | \$86.21 | SFR & STG | MF-H | 1 | 2 |

| Area | Nbhd | Major | Minor | Total NRA | E # | Sale Price | Sale Date | SP / NRA | Property Name | Zone | Par. Ct. | Ver. Code |
|------|------|--------|-------|-----------|---------|-------------|-----------|------------|------------------------------|--------|----------|-----------|
| 075 | 050 | 760060 | 0005 | 2,232 | 1856743 | \$206,000 | 12/05/01 | \$92.29 | RETAIL | CBD | 2 | 2 |
| 075 | 050 | 760060 | 0065 | 3,720 | 1831617 | \$580,000 | 07/26/01 | \$155.91 | ISSAQUAH FLORAL MASONRY | CBD | 1 | 2 |
| 075 | 060 | 032305 | 9024 | 3,050 | 1804490 | \$440,000 | 03/01/01 | \$144.26 | SUNRISE FAMILY DENTAL CENTER | CN | 1 | 2 |
| 075 | 060 | 042305 | 9145 | 1,800 | 1796655 | \$330,000 | 01/02/01 | \$183.33 | SUNSET PET CLINIC | CB | 1 | 2 |
| 075 | 060 | 042305 | 9169 | 2,792 | 1835596 | \$285,000 | 08/14/01 | \$102.08 | SECURITY DESIGN | CB | 1 | 2 |
| 075 | 060 | 092305 | 9198 | 2,011 | 1855127 | \$2,100,000 | 11/15/01 | \$1,044.26 | REPAIR SHOP AND SFR | | 2 | 2 |
| 075 | 060 | 102305 | 9012 | 0 | 1828234 | \$475,000 | 06/27/01 | \$0.00 | | CS | 1 | 2 |
| 075 | 060 | 102305 | 9128 | 41,431 | 1793479 | \$2,610,000 | 12/19/00 | \$63.00 | FACTORY 2U PARTY UNIVERSE | | 1 | 2 |
| 075 | 060 | 152305 | 9071 | 1,060 | 1770418 | \$375,000 | 08/07/00 | \$353.77 | REAL ESTATE OFFICE | CB | 1 | 2 |
| 075 | 060 | 162305 | 9098 | 17,640 | 1933748 | \$820,000 | 01/06/03 | \$46.49 | PRICE SETTERS MARKET | CB | 1 | 2 |
| 075 | 060 | 172305 | 9171 | 0 | 1750719 | \$5,813,000 | 04/28/00 | \$0.00 | VACANT LAND | RMH | 8 | 2 |
| 075 | 060 | 516970 | 0050 | 2,400 | 1851223 | \$300,000 | 10/22/01 | \$125.00 | 7 - ELEVEN STORE | CN | 1 | 2 |
| 075 | 060 | 518210 | 0013 | 7,544 | 1738749 | \$500,000 | 02/15/00 | \$66.28 | UNION SQUARE BUSINESS PARK | CB | 1 | 2 |
| 075 | 060 | 722780 | 1406 | 5,348 | 1773801 | \$480,000 | 08/25/00 | \$89.75 | POST OFFICE | CB | 1 | 2 |
| 075 | 060 | 722790 | 0017 | 3,201 | 1895270 | \$517,500 | 06/28/02 | \$161.67 | HIGHLANDS MEDICAL-DENTAL | CB | 1 | 2 |
| 075 | 070 | 063810 | 0220 | 11,760 | 1797279 | \$420,000 | 01/17/01 | \$35.71 | RIDING STABLE | SR15.0 | 2 | 2 |
| 075 | 085 | 032405 | 9118 | 7,200 | 1901426 | \$600,000 | 07/29/02 | \$83.33 | PAR DEE LUMBER SALES | OU | 1 | 2 |
| 075 | 086 | 352505 | 9063 | 13,720 | 1761337 | \$2,100,000 | 06/23/00 | \$153.06 | CROSSROADS STATION | CB | 1 | 2 |
| 075 | 086 | 403740 | 0725 | 62,197 | 1765433 | \$6,375,000 | 06/19/00 | \$102.50 | LAKE HILLS SHOPPING CENTER | CB/C | 3 | 2 |

Vacant Sales for Area 75 with Sales Used

| Area | Nbhd. | Major | Minor | Land Area | E # | Sale Price | Sale Date | SP / Ld. Area | Property Name | Zone | Par. Ct. | Ver. Code | Remarks |
|------|-------|--------|-------|-----------|---------|-------------|-----------|------------------|----------------------------------|-------|-------------|--------------|---------|
| 075 | 020 | 092405 | 9138 | 29,388 | 1895641 | \$150,000 | 06/25/02 | \$5.10 | | R20-C | 1 | 2 | |
| 075 | 020 | 092405 | 9168 | 153,795 | 1908169 | \$1,300,000 | 08/28/02 | \$8.45 | UNDERGROUND DISTRIBUTION LIGHTNG | L1/C | 1 | 2 | |
| 075 | 020 | 162405 | 9198 | 12,555 | 1850639 | \$450,000 | 10/25/01 | \$35.84 | VACANT LAND | R30 | 1 | 2 | |
| 075 | 030 | 102405 | 9034 | 140,689 | 1806727 | \$1,600,000 | 03/07/01 | \$11.37 | ABANDONED RES | | 2 | 2 | |
| 075 | 030 | 220150 | 1406 | 22,300 | 1753396 | \$475,000 | 05/12/00 | \$21.30 | VACANT LAND | | 1 | 2 | |
| 075 | 050 | 272406 | 9048 | 37,044 | 1807497 | \$740,900 | 03/20/01 | \$20.00 | | R | 1 | 2 | |
| 075 | 060 | 042305 | 9062 | 22,029 | 1745809 | \$203,000 | 04/03/00 | \$9.22 | VACANT LAND | R-8 | 1 | 2 | |
| 075 | 060 | 042305 | 9155 | 17,059 | 1739386 | \$250,000 | 02/29/00 | \$14.66 | VACANT LAND | CB | 1 | 2 | |
| 075 | 060 | 052305 | 9036 | 297,758 | 1741865 | \$497,858 | 03/17/00 | \$1.67 | FUTURE APT. COMPLEX | MF | 6 | 2 | |
| 075 | 060 | 052305 | 9039 | 213,865 | 1741868 | \$344,295 | 03/17/00 | \$1.61 | FUTURE APT. COMPLEX | MF | 1 | 2 | |
| 075 | 060 | 092305 | 9197 | 37,500 | 1892636 | \$325,000 | 06/17/02 | \$8.67 | VACANT SERVICE STATION | CB | 1 | 2 | |
| 075 | 060 | 162305 | 9062 | 327,135 | 1835832 | \$1,250,000 | 08/02/01 | \$3.82 | VAC LAND | | 1 | 2 | |
| 075 | 060 | 516970 | 0120 | 41,580 | 1874229 | \$500,000 | 03/11/02 | \$12.03 | TUM-A-LUM LUMBER | CN | 1 | 2 | |
| 075 | 060 | 516970 | 0120 | 13,947 | 1935428 | \$235,000 | 01/24/03 | \$16.85 | TUM-A-LUM LUMBER | CN | 1 | 2 | |
| 075 | 070 | 165650 | 0025 | 31,496 | 1900975 | \$210,000 | 07/29/02 | \$6.67 | VACANT | | 2 | 2 | |
| 075 | 070 | 202406 | 9058 | 185,870 | 1878152 | \$1,400,000 | 04/01/02 | \$7.53 | D E HOKANSON INC | PO | 1 | 2 | |
| 075 | 070 | 242405 | 9043 | 331,927 | 1813978 | \$1,500,000 | 04/25/01 | \$4.52 | | R1 | 1 | 2 | |
| 075 | 070 | 413941 | 0230 | 71,717 | 1753534 | \$700,000 | 05/16/00 | \$9.76 | | GC | 1 | 2 | |
| 075 | 083 | 042405 | 9010 | 101,081 | 1734096 | \$2,000,000 | 01/26/00 | \$19.79 | BERKEY CONSTRUCTION | LI/C | 1 | 2 | |

Exception Parcels

| Area | Neighborhood | Major | Minor | NoteText | Property Name |
|------|--------------|--------|-------|----------------------------------|----------------------------------|
| 75 | 10 | 072405 | 9084 | PARKING FOR MINOR 0137 | Assoc parcel |
| 75 | 10 | 082405 | 9045 | PARKING FOR CHURCH | Assoc parcel |
| 75 | 10 | 122404 | 9071 | Excess Land | P.N.B. EXCHANGE BLDG |
| 75 | 10 | 122404 | 9111 | PARKING | Associated with -9110 |
| 75 | 10 | 151560 | 0010 | HERZEL-NER-TALMID CONGREG | Assoc parcel |
| 75 | 10 | 210700 | 0010 | CHURCH PARKING | Associated with 151560-0010 |
| 75 | 10 | 217450 | 2450 | Minimal Imp Value of \$1,000 | CRAFT GUILD |
| 75 | 10 | 265550 | 0057 | Excess Land | OFFICE |
| 75 | 10 | 265550 | 0137 | JEWISH COMM CENTER | Assoc parcel |
| 75 | 10 | 302405 | 9225 | Excess Land | RETAIL BUILDING |
| 75 | 10 | 531510 | 0445 | Excess Land | DENTAL CLINIC |
| 75 | 10 | 531510 | 0166 | Excess Land | ANTIQUES (CONV RES) |
| 75 | 10 | 531510 | 0165 | Excess Land | OFFICE |
| 75 | 10 | 531510 | 1325 | Excess Land | SMALL OFFICE & RETAIL |
| 75 | 10 | 531510 | 1219 | Excess Land | BASKINS & ROBINS |
| 75 | 10 | 531510 | 1506 | Excess Land | SUTTELL SCHWEET ATTORNEYS |
| 75 | 10 | 531510 | 1626 | Excess Land | CLEANERS PLUS 1 |
| 75 | 10 | 531510 | 1625 | Excess Land | SMALL OFFICE |
| 75 | 10 | 531510 | 1235 | Excess Land | TULLY'S COFFEE SHOP |
| 75 | 10 | 531510 | 1236 | Excess Land | FOUR SEASONS CLEANERS |
| 75 | 10 | 531510 | 1165 | Excess Land | POST OFFICE |
| 75 | 10 | 531510 | 0445 | Minimal Imp Value of \$1,000 | DENTAL CLINIC |
| 75 | 10 | 531510 | 0525 | Minimal Imp Value of \$1,000 | TRUEGREEN - CHEMLAWN |
| 75 | 10 | 531510 | 1491 | Minimal Imp Value of \$1,000 | OFFICES RESTAURANT & RETAIL |
| 75 | 10 | 531510 | 1495 | Minimal Imp Value of \$1,000 | SIMBA'S AUTO SERVICE |
| 75 | 10 | 531510 | 1435 | BANK PARKING | Assoc parcel |
| 75 | 10 | 531510 | 1440 | KEY BANK | Assoc parcel |
| 75 | 10 | 531510 | 1475 | PARKING FOR DENNY'S REST | Assoc with 531510-1465 and -1476 |
| 75 | 10 | 531510 | 1476 | PARKING FOR DENNY'S REST | Assoc with 531510-1465 and -1475 |
| 75 | 10 | 545230 | 0156 | Excess Land | MERCER PARK PROF BLDG |
| 75 | 10 | 545880 | 0005 | Excess Land | THRIFT SHOP |
| 75 | 10 | 545900 | 0456 | PARKING MERCER ISL COVENANT CHCH | Assoc parcel |
| 75 | 10 | 545900 | 0460 | MERCER ISLAND COVENANT CHURCH | Assoc parcel |
| 75 | 10 | 735570 | 0185 | Minimal Imp Value of \$1,000 | ROANOKE INN |
| 75 | 20 | 092405 | 9093 | Excess Land | OFFICE |
| 75 | 20 | 092405 | 9009 | Excess Land | D.O.T. |
| 75 | 20 | 092405 | 9097 | Minimal Imp Value of \$1,000 | OFFICE |
| 75 | 20 | 092405 | 9149 | Minimal Imp Value of \$1,000 | EVERGREEN SERV CORP |
| 75 | 20 | 092405 | 9168 | Minimal Imp Value of \$1,000 | STG. YARD |
| 75 | 20 | 092405 | 9180 | Minimal Imp Value of \$1,000 | CPA OFFICE |
| 75 | 20 | 092405 | 9228 | Minimal Imp Value of \$1,000 | THAI GINGER AND OFFICE |
| 75 | 20 | 092405 | 9144 | NEWPORT YACHT/MERCER MARINE | Undivided interest with -9263 |

| Area | Neighborhood | Major | Minor | NoteText | Property Name |
|------|--------------|--------|-------|--|--------------------------------|
| 75 | 20 | 092405 | 9159 | RETAIL/OFFICE & PARKING RAMP | Assoc parcel |
| 75 | 20 | 092405 | 9230 | LINE RETAIL AND RESTAURANTS | Assoc parcel |
| 75 | 20 | 092405 | 9235 | T.R.F. PARKING (TL 236) | Assoc parcel |
| 75 | 20 | 092405 | 9236 | RAINIER FUND BUILDING | Assoc parcel |
| 75 | 20 | 092405 | 9242 | RETAIL BLDGS CARRIED ON 9230 | Assoc parcel |
| 75 | 20 | 092405 | 9260 | ASSOCIATED PARKING | Assoc parcel |
| 75 | 20 | 162405 | 9206 | Excess Land | OFFICE BUILDINGS |
| 75 | 20 | 162405 | 9213 | Excess Land | CIAN PLAZA |
| 75 | 20 | 162405 | 9070 | Excess Land | NEWPORT CHIROPRACTIC |
| 75 | 20 | 162405 | 9030 | Excess Land | OFFICE |
| 75 | 20 | 162405 | 9054 | Excess Land | BANK & LINE RETAIL |
| 75 | 30 | 102405 | 9050 | Excess Land | KC MED HEALTH CTR |
| 75 | 30 | 102405 | 9017 | Minimal Imp Value of \$1,000 | BELLEVUE HONDA DEALERSHIP |
| 75 | 30 | 102405 | 9031 | Minimal Imp Value of \$1,000 | CROSSROADS TOWING |
| 75 | 30 | 102405 | 9060 | Minimal Imp Value of \$1,000 | DR R.F. SIEVERS DENTIST |
| 75 | 30 | 102405 | 9063 | PARKING GARAGE | Assoc parcel |
| 75 | 30 | 102405 | 9067 | BALLLY'S TOTAL FITNESS | Assoc parcel |
| 75 | 30 | 112405 | 9071 | Excess Land | NAVRATIL CHIROPRACTIC CLINIC |
| 75 | 30 | 112405 | 9028 | Minimal Imp Value of \$1,000 | TRAILER INNS RV PARK |
| 75 | 30 | 112405 | 9028 | TRAILER INNS RV PARK | Mobile home park |
| 75 | 30 | 128360 | 0020 | Minimal Imp Value of \$1,000 | OFFICE BLDG |
| 75 | 30 | 220050 | 0080 | Excess Land | M AND H BUILDING |
| 75 | 30 | 220150 | 1413 | Minimal Imp Value of \$1,000 | VEHICLE EMISSION |
| 75 | 30 | 545330 | 0135 | Minimal Imp Value of \$1,000 | SHINN PLUMBING, PRIME ELECTRIC |
| 75 | 30 | 545330 | 0140 | Minimal Imp Value of \$1,000 | CLINTON & SONS ELECTRIC |
| 75 | 30 | 545330 | 0162 | Minimal Imp Value of \$1,000 | WAREHOUSE |
| 75 | 50 | 007510 | 0005 | DARIGOLD PARKING LOT | Assoc with 282406-9022 |
| 75 | 50 | 235430 | 0355 | Minimal Imp Value of \$1,000 | ISSAQUAH CO-OP PRESCHOOL |
| 75 | 50 | 272406 | 9072 | Minimal Imp Value of \$1,000 | GRANGE SUPPLY INC |
| 75 | 50 | 282406 | 9083 | Excess Land | ATLANTIC CONSTRUCTION ENGINEER |
| 75 | 50 | 282406 | 9199 | Excess Land | DON'S DECOR |
| 75 | 50 | 282406 | 9092 | Excess Land | OFFICE |
| 75 | 50 | 282406 | 9222 | Excess Land | NW Playground |
| 75 | 50 | 282406 | 9109 | Minimal Imp Value of \$1,000 | SFR CONVERTED TO OFFICE |
| 75 | 50 | 332406 | 9038 | Excess Land | R J FASANO DDS |
| 75 | 50 | 527910 | 0450 | Excess Land | OFFICE BUILDING |
| 75 | 60 | 032305 | 9133 | Excess Land | D & B WELDING & SUPPLY |
| 75 | 60 | 032305 | 9028 | FIR GROVE MOBILE HOME PARK (32 SPACES) | Mobile home park |
| 75 | 60 | 042305 | 9204 | Excess Land | NATUROPATH |
| 75 | 60 | 042305 | 9181 | Excess Land | HIGHLAND VETERINARY HOSPITAL |

| Area | Neighborhood | Major | Minor | NoteText | Property Name |
|------|--------------|--------|-------|--|---|
| 75 | 60 | 042305 | 9096 | Excess Land | BICYCLE STORE |
| 75 | 60 | 042305 | 9080 | Excess Land | SUNSET PLAZA |
| 75 | 60 | 042305 | 9186 | Minimal Imp Value of \$1,000 | RENTON WATER DEPT |
| 75 | 60 | 042305 | 9237 | FIRST UKRAINIAN PENTECOSTAL CHURCH | Assoc with -9307 |
| 75 | 60 | 042305 | 9307 | SIERRA HEIGHTS BAPTIST CHURCH | Assoc with -9237 |
| 75 | 60 | 082305 | 9203 | Excess Land | SUNSET TERIYAKI |
| 75 | 60 | 084710 | 0014 | Excess Land | DONUT SHOP |
| 75 | 60 | 084710 | 0016 | Excess Land | GROCERY STORE |
| 75 | 60 | 092305 | 9050 | Minimal Imp Value of \$1,000 | VINYARDS RESTAURANT |
| 75 | 60 | 092305 | 9176 | Minimal Imp Value of \$1,000 | MOBILE HOME PARK (49 SPACES) |
| 75 | 60 | 092305 | 9197 | Minimal Imp Value of \$1,000 | VACANT SERVICE STATION |
| 75 | 60 | 092305 | 9062 | CHURCH OF CHRIST | Assoc with 092305-9102 |
| 75 | 60 | 092305 | 9102 | CHURCH PARKING | Assoc with 092305-9062 |
| 75 | 60 | 092305 | 9176 | MOBILE HOME PARK (49 SPACES) | Mobile home park and \$1,000 imp value |
| 75 | 60 | 102305 | 9117 | Excess Land | INSURANCE SERVICES |
| 75 | 60 | 102305 | 9201 | Minimal Imp Value of \$1,000 | TENNIS COURTS & PARKING |
| 75 | 60 | 149450 | 0010 | ACE HARDWARE | Assoc with parcels # 149450-0050, -0020, -0030, 0040, and 516970-0092 |
| 75 | 60 | 149450 | 0020 | RITE AID | Assoc with parcels # 149450-0010, -0050, -0030, 0040, and 516970-0092 |
| 75 | 60 | 149450 | 0030 | ALBERTSON'S | Assoc with parcels # 149450-0010, -0020, -0050, 0040, and 516970-0092 |
| 75 | 60 | 149450 | 0050 | PKNG LOT | Assoc with parcels # 149450-0010, -0020, -0030, 0040, and 516970-0092 |
| 75 | 60 | 152305 | 9002 | Minimal Imp Value of \$1,000 | AUTO REPAIR |
| 75 | 60 | 162305 | 9025 | Minimal Imp Value of \$1,000 | DEMO CART COMPANY |
| 75 | 60 | 162305 | 9031 | Minimal Imp Value of \$1,000 | VACANT BLDG |
| 75 | 60 | 162305 | 9046 | Minimal Imp Value of \$1,000 | STATE OF WASH HWY DEPT |
| 75 | 60 | 162305 | 9130 | Minimal Imp Value of \$1,000 | PUBLIC HEALTH CLINIC (EXEMPT) |
| 75 | 60 | 162305 | 9015 | LEISURE VILLAGE M H COMMUNITY (250 PADS) | Mobile home park |
| 75 | 60 | 162305 | 9022 | SUNNYDALE M.H. COMMUNITY (188 PADS) | Mobile home park |
| 75 | 60 | 172305 | 9130 | Minimal Imp Value of \$1,000 | WATER TANK |
| 75 | 60 | 172305 | 9102 | GROUP HEALTH | Assoc with -9153 |
| 75 | 60 | 172305 | 9153 | GROUP HEALTH PARKING | Assoc with -9102 |
| 75 | 60 | 285480 | 0140 | MEDICAL DENTAL BLDG | Assoc with 285480-0145 |
| 75 | 60 | 285480 | 0145 | MEDICAL DENTAL PARKING | Assoc with 285480-0140 |
| 75 | 60 | 516970 | 0050 | Excess Land | OFFICE BUILDING |
| 75 | 60 | 518210 | 0031 | Minimal Imp Value of \$1,000 | UNITED STATES POST OFFICE HIGHLAND BRANC |
| 75 | 60 | 683840 | 0040 | Excess Land | RETAIL |
| 75 | 60 | 722750 | 0550 | Excess Land | RON DEE VOU TAVERN |
| 75 | 60 | 722780 | 1028 | Excess Land | NOVITAS INCORPORATED |
| 75 | 60 | 722780 | 1781 | Minimal Imp Value of \$1,000 | PARK |
| 75 | 60 | 722790 | 0021 | Excess Land | LIQUOR STORE |
| 75 | 60 | 722790 | 0016 | Excess Land | Former Bank |

| Area | Neighborhood | Major | Minor | NoteText | Property Name |
|------|--------------|--------|-------|--|--|
| 75 | 60 | 722790 | 0017 | Excess Land | HIGHLANDS MEDICAL-DENTAL |
| 75 | 60 | 722790 | 0075 | Excess Land | WASHINGTON STATE OFFICE BLDG |
| 75 | 60 | 722790 | 0015 | PARKING LOT | Assoc with 722790-0021 |
| 75 | 60 | 722790 | 0021 | LIQUOR STORE | Assoc with 722790-0015 |
| 75 | 60 | 880500 | 0010 | Excess Land | LINE RETAIL |
| 75 | 70 | 063810 | 0083 | ESPLANADE M H PARK | Mobile home park |
| 75 | 70 | 063810 | 0087 | ESPLANADE MH PARK | Mobile home park |
| 75 | 70 | 107961 | 0020 | Excess Land | BRIARWOOD SHOPPING CENTER |
| 75 | 70 | 122305 | 9069 | Excess Land | THE LANGUAGE CONNECTION |
| 75 | 70 | 152405 | 9108 | CHURCH PARKING | Assoc with 152405-9116 |
| 75 | 70 | 152405 | 9116 | ALDERGATE METHODIST CHURCH | Assoc with 152405-9108 |
| 75 | 70 | 202406 | 9104 | Excess Land | HERTZ EQUIPMENT RENTALS |
| 75 | 70 | 202406 | 9058 | Minimal Imp Value of \$1,000 | D E HOKANSON INC |
| 75 | 70 | 202406 | 9119 | Minimal Imp Value of \$1,000 | NEW CONCEPTS HOMES INC. |
| 75 | 70 | 212405 | 9034 | Excess Land | NEWPORT HILLS PROFESSIONAL CTR |
| 75 | 70 | 212405 | 9067 | Excess Land | SHANNON ONEIL REALTY |
| 75 | 70 | 212405 | 9065 | Excess Land | DENTAL CLINIC AND HAIR SALON |
| 75 | 70 | 212405 | 9032 | Parking and Tennis Courts for Newport Hi | Assoc with 607120-0920 AND -0921 |
| 75 | 70 | 282405 | 9130 | Excess Land | ANIMAL HOSPITAL OF NEWPORT HILLS |
| 75 | 70 | 282405 | 9108 | MOBILE HOME PK | Mobile home park |
| 75 | 70 | 292405 | 9015 | Minimal Imp Value of \$1,000 | PORT QUENDALL |
| 75 | 70 | 322405 | 9049 | Minimal Imp Value of \$1,000 | PAN ABODE |
| 75 | 70 | 334210 | 3257 | Excess Land | BROWNIES LAWN SHOP |
| 75 | 70 | 334210 | 3272 | Excess Land | SUNSET ELECTRONIC COMPANY |
| 75 | 70 | 334210 | 3251 | Excess Land | KENNYDALE REALTY |
| 75 | 70 | 334570 | 0057 | Minimal Imp Value of \$1,000 | |
| 75 | 70 | 334570 | 0059 | Minimal Imp Value of \$1,000 | HEATH PRINTING |
| 75 | 70 | 522930 | 0252 | 62 PAD MOBILE HOME PK | Mobile home park |
| 75 | 70 | 607120 | 0920 | NEWPORT HILLS REC | Assoc with 607120-0921 AND 212405-9032 |
| 75 | 70 | 607120 | 0921 | OFFICE | Assoc with 607120-0920 AND 212405-9032 |
| 75 | 83 | 042405 | 9010 | Minimal Imp Value of \$1,000 | BERKEY CONSTRUCTION |
| 75 | 83 | 042405 | 9018 | Minimal Imp Value of \$1,000 | SUNSET INDUSTRIES |
| 75 | 83 | 042405 | 9027 | Minimal Imp Value of \$1,000 | DOOLITTLE CONSTRUCTION |
| 75 | 83 | 042405 | 9073 | Minimal Imp Value of \$1,000 | DAVEY TREE |
| 75 | 83 | 052405 | 9164 | Excess Land | BOULEVARD PROFESSIONAL BLDG |
| 75 | 83 | 052405 | 9282 | Excess Land | DR KAJIMURA DENTIST OFFICE |
| 75 | 83 | 573960 | 1675 | Excess Land | OFFICE-CONVERTED HOUSE |
| 75 | 83 | 573960 | 1475 | PARKING FOR FIRE STATION | Assoc with -1485 |
| 75 | 83 | 573960 | 1485 | | Assoc with -1475 |
| 75 | 83 | 939970 | 0900 | Minimal Imp Value of \$1,000 | UNITED COMMUNICATION SYSTEMS |

| Area | Neighborhood | Major | Minor | NoteText | Property Name |
|------|--------------|--------|-------|----------------------------------|--------------------------------|
| 75 | 85 | 022405 | 9023 | Excess Land | ROBINSWOOD PROFESSIONAL CENTER |
| 75 | 85 | 032405 | 9118 | Excess Land | PAR DEE LUMBER SALES |
| 75 | 85 | 220710 | 0725 | OFFICE | Assoc with -0730 |
| 75 | 85 | 220710 | 0730 | PARKING FOR OFC BLDG | Assoc with -0725 |
| 75 | 85 | 220720 | 0907 | Excess Land | CLINIC & OFFICE |
| 75 | 85 | 220720 | 0906 | Excess Land | CLINIC & OFFICE |
| 75 | 85 | 220720 | 0905 | Excess Land | CLINIC/OFFICE |
| 75 | 85 | 883890 | 0274 | Excess Land | OFFICE |
| 75 | 85 | 883890 | 0273 | Minimal Imp Value of \$1,000 | COMBO RESTAURANT |
| 75 | 86 | 185410 | 0010 | ALBERTSON PARKING | Assoc with -0020 |
| 75 | 86 | 185410 | 0020 | VACANT ALBERTSON'S GROCERY STORE | Assoc with -0010 |
| 75 | 86 | 246030 | 0210 | Excess Land | FAIRLAKE PROFESSIONAL PLAZA |
| 75 | 86 | 246030 | 0255 | Excess Land | FAIRLAKE PROFESSIONAL PLAZA |
| 75 | 86 | 246030 | 0230 | Excess Land | FAIRLAKE PROFESSIONAL PLAZA |
| 75 | 86 | 246030 | 0220 | Excess Land | FAIRLAKE PROFESSIONAL PLAZA |
| 75 | 86 | 246030 | 0270 | Excess Land | FAIRLAKE PROFESSIONAL PLAZA |
| 75 | 86 | 331650 | 0055 | Excess Land | SCHUSTER CORPORATE CENTER |
| 75 | 86 | 342505 | 9207 | Excess Land | 7-11 STORE |
| 75 | 86 | 342505 | 9246 | Excess Land | BELLEVUE VETERINARY HOSPITAL |
| 75 | 86 | 352505 | 9075 | Excess Land | OFFICE BLDG. |
| 75 | 86 | 352505 | 9084 | | Assoc with -9060 |
| 75 | 86 | 883990 | 0245 | Excess Land | OFFICE |
| 75 | 86 | 883990 | 0246 | Excess Land | OFFICE |
| 75 | 86 | 883990 | 0248 | Excess Land | OFFICE |
| 75 | 86 | 883990 | 0036 | Excess Land | EASTSIDE EXPRESS |